



RDMS DocID

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From: Jim Pfeifer <Jim.Pfeifer@erm.com>
To: "Shteynberg, Gennady" <Gennady.Shteynberg@ct.gov>
cc: Stephanie Carr/R1/USEPA/US@EPA, James Chow/R1/USEPA/US@EPA, "Ringquist, David" <David.Ringquist@ct.gov>

Date: Wednesday, January 14, 2009 03:37PM

Subject: RE: Meeting on January 15 Re:Wampus

Dear Gene and Stephanie, as you requested, this draft agenda summarizes what Ed Lapidus hopes to accomplish during the January 15th Meeting @ DEP in Hartford, CT. As you know, Ed and his company JMG Milford Realty, LLC is the owner of the property known as Lot 1, 80 Wampus Lane, located in Milford, CT (the Site). You recently received a report documenting work completed by ERM on the Site. The scope of work documented in the report was designed to move the Site toward Ed's ultimate goal of RSR closure. A number of concerns were raised by CT DEP regarding the work that was completed on Lot 1, relating to, among other topics, the proposed changes to the RSRs and how those changes could impact the compliance strategy for the Site. Specific issues were raised in your letter, included potential vapor intrusion related to residual VOCs below the building slab; the overall closure strategy for a number of the previously investigated AOCs at the Site; and the ultimate groundwater monitoring program require under the RSRs and RCRA CA.

Therefore, although Ed has spent what amounts to several times the current Site value on the environmental issues; issues that were not caused by him or any of his activities at the Site, it is Ed's hope that at the end of the meeting an understanding will be reached that will allow him to then present a Scope of Work and Schedule to complete the remaining work at the Site, understanding that such scope and schedule would be subject to DEP/EPA review and approval before any work is performed. If such an agreement can be reached, it is Ed's intention to finish all of the work at the Site required to comply with the RSRs, working with ERM to do so. Ed is confident that an agreement can be reached that allows him to fulfill his obligation to complete the work at the Site, and this meeting is a very important step in the on-going RSR-compliance process.

-----Original Message-----

From: Shteynberg, Gennady [mailto:Gennady.Shteynberg@ct.gov]
Sent: Thursday, January 08, 2009 2:02 PM
To: director@raquettelake.com
Cc: Jim Pfeifer; Carr.Stephannie@epamail.epa.gov; chow.james@epamail.epa.gov; Ringquist, David; Zimmerman, Douglas; Shteynberg, Gennady
Subject: Meeting on January 15 Re:Wampus
Importance: Low

Dear Mr. Lapidus:

I am looking forward to meeting with you on January 15, 10 a.m., Conference Room 2B, at the Connecticut Department of Environmental Protection (CTDEP) headquarter building for a special meeting concerning the investigation and remediation at the Wampus Milford Associates and JMG Milford Realty properties.

CTDEP staff will attend the meeting, and Ms. Stephanie Carr of EPA will be travelling from Boston specially to participate in the meeting.

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Your request for the meeting was prompted by the EPA/CTDEP letter dated December 2, 2008. To better plan our meeting and make it more productive, please indicate the issues in the above letter that seem to be problematic to you and you wish to discuss. Also please summarize why your companies are not taking steps to address those issue to be in compliance with the Property Transfer and RCRA Corrective Action requirements.

I would appreciate if you send me this kind of "Agenda & Summary of Issues to be Discussed" before Tuesday, January 13, 2008.

Sincerely,

Gennady (Gene) Shteynberg
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Remediation Division
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